



**24 Boltro Road**  
Haywards Heath, West Sussex. RH16 1BB



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£525,000

This most attractive double fronted 1930's semi detached house of character occupies a central location conveniently placed for the station and town centre. The bright and well planned accommodation has the benefit of gas fired central heating and double glazing (part secondary glazing) and incorporates 3 good size bedrooms, a spacious bathroom, 2 fine reception rooms plus a home office/consulting room, kitchen and a double glazed conservatory. There is off road parking for the front for numerous vehicles and the attractive west facing rear garden extends to about 48 feet in length arranged mainly as lawn with well stocked flower and shrub borders.

Situated in this central mature location just a short walk to Haywards Heath mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand offering a wide range of shops as is The Broadway with its array of restaurants, whilst the Dolphin leisure complex, Sainsbury's and Waitrose superstores are also in the immediate vicinity. There are several well regarded schools in the locality catering for all age groups and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 13 miles to the north, the



cosmopolitan city of Brighton and the coast is 14.5 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Outside lantern. Solid wood panelled front door to:

**Hall** Radiator. Wood panelled walls. Solid wood flooring.

**Cloakroom** wc, basin. Radiator. Half tiled walls. Tiled floor.

**Sitting Room** 16'10" x 12' (5.13m x 3.66m) plus 2' bay window. A fine double aspect room with red brick open fireplace and hearth and secondary double glazed bay window to front. TV aerial point. 2 further secondary double glazed windows. 2 radiators. Picture rail. Solid wood flooring.

**Dining/Living Room** 12'3" into bay x 10'1" (3.73m x 3.07m) Enjoying an outlook over the rear garden. Most attractive brick fireplace and hearth. Recessed cupboard with cupboard over, further tall recessed cupboard. Radiator. Wood panelled walls. Wide bay window incorporating glazed casement doors to rear garden.

**Kitchen** 11'2" x 8'5" (3.40m x 2.57m) Inset stainless steel sink with mixer tap, cupboard and appliance space with plumbing for dishwasher under. Worktop with storage/appliance space under. Recess for cooker with extractor hood over. Tall wall cupboards, further worktop with radiator beneath. Further worktop, cupboards and drawers under. Range of tall wall cupboards. Part tiled walls. Door to:

**Home Office/Consulting Room** 13'6" x 8' (4.11m x 2.44m) Range of open shelving and base level cupboards fitted to one wall. Double glazed window. Radiator.

**Double Glazed Conservatory** 10'6" x 9'2" (3.20m x 2.79m) With vaulted polycarbonate roof. Tiled work surface with appliance space and plumbing for washing

machine under. Tiled floor. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Hatch to loft space housing gas boiler. 2 secondary double glazed windows.

**Bedroom 1** 15'1" x 14' into bay (4.60m x 4.27m) 2 fitted double wardrobes with cupboards over with louvre doors. Double glazed bay window. Radiator. Ceiling downlighters. Picture rail.

**Bedroom 2** 15'1" x 11'1" (4.60m x 3.38m) Feature double glazed bay window with deep sill overlooking the rear garden. Fitted shelving, hanging rail and drawers. Radiator. Picture rail.

**Bedroom 3** 9'9" x 7'10" (2.97m x 2.39m) plus bay window. Double glazed bay window. Radiator. Picture rail.

**Spacious Bathroom** White suite comprising bath with independent Aqualisa shower over, pedestal basin, close coupled wc. Airing cupboard housing large hot water cylinder with slatted shelved cupboard over. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

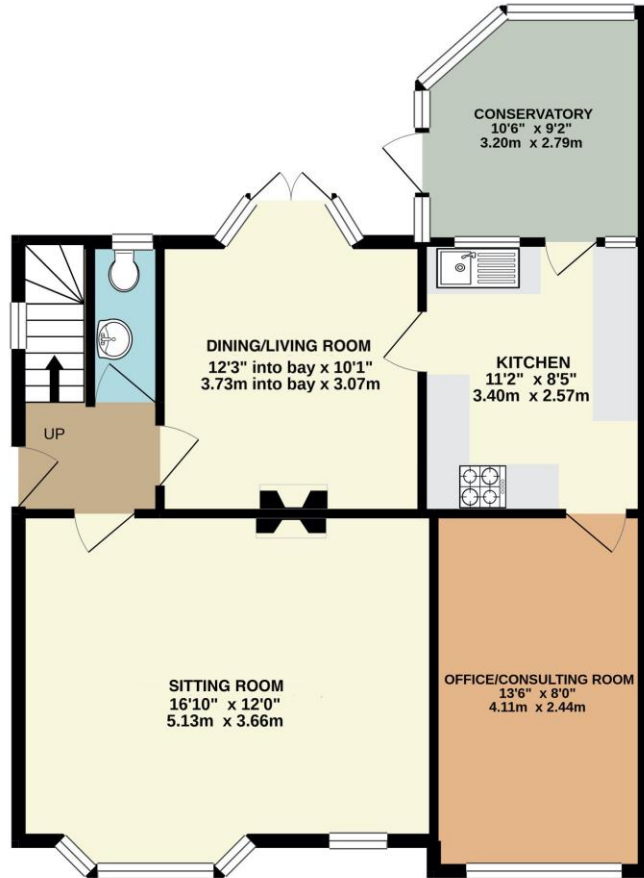
## OUTSIDE

**Large Parking Area To The Front** Offering space for numerous vehicles.

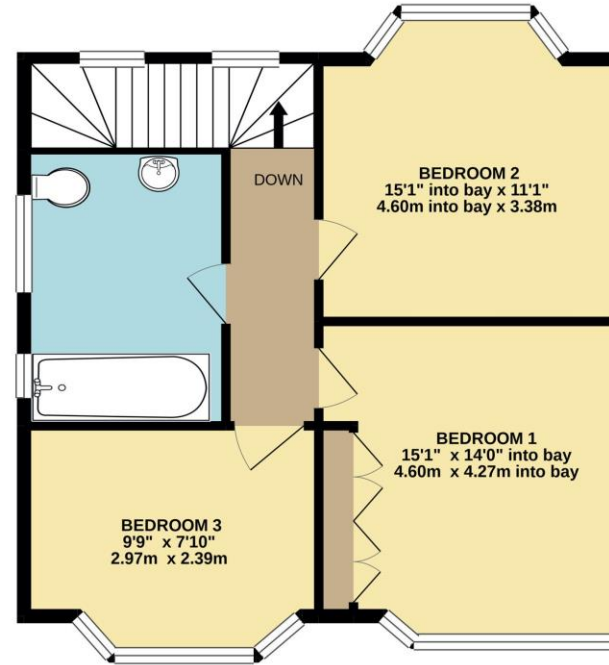
**Attractive West Facing Rear Garden** About 48 feet (14.63m) in length. Arranged with a natural stone sun terrace adjacent to the house with brick and stone retaining walls. Steps to a level lawn with borders containing a variety of colourful flowers, plants and shrubs. The garden is fully enclosed by a high brick wall and close boarded fencing offering shelter and seclusion.



GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.

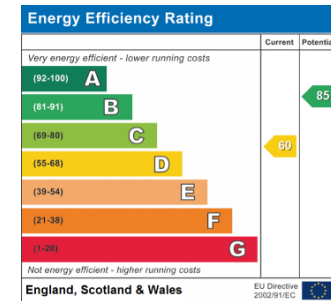


1ST FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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